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TRIPURA GAZETTE

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PART--I-- Orders and Notifications by the Government of Tripura, The High Court, Government Treasury etc.

Government of Tripura
Urban Development Department

F.13(12)-TUDA/Project/2026/ **Dated, 1st April 2026**

NOTIFICATION

Declaration of Final GIS-based Master Plan for Bishalgarh Planning Area for the Horizon Year 2045

1. The Government of Tripura recognises the fact that Bishalgarh, being the administrative, economic and cultural hub of Tripura, has experienced rapid spatial expansion, rising population density, increasing demand for urban services, and significant development pressures in both core and peripheral zones;

2. Whereas, the absence of an updated statutory Master Plan has resulted in unregulated land use changes, mobility congestion, infrastructure stress, environmental degradation in sensitive areas, and inconsistent development patterns across the Planning Area;

3. Whereas, it has become necessary to prepare a GIS-Based Master Plan for Bishalgarh for Horizon Year 2045 to guide planned and sustainable development, regulate land use, support infrastructure provisioning, strengthen disaster and climate resilience, and ensure coordinated decision-making among all implementing organizations.

4. Whereas, in TUDA under U.D. Department of the Government of Tripura, in exercise of the powers conferred under Section 52 of the *Tripura Urban Planning and Development Act, 2018*, has vide Notification No. F.2(15)-TUDA/TECH/2019(P)/180-230 dated 02/09/2019, declared the Bishalgarh Planning Area, covering an extent of 26.06 sq. km, comprising the Bishalgarh Municipal Council (BMC) and 9 adjoining Gram Panchayats in parts/full.

5. In view of the above, in exercise of the powers vested under Section 53(1) of the *Tripura Urban Planning and Development Act, 2018*, the Tripura Urban Planning & Development Authority (TUDA) hereby declares its intention for Preparation of GIS-based Master Plan for Bishalgarh Planning Area, 2045.

6. The Master Plan shall aim to:

   i. Prepare GIS-based Base Map and Existing Land Use (ELU) Map.
   ii. Undertake transportation, infrastructure, socio-economic and environmental assessments.
   iii. Identify government assets and vacant lands alongside urban growth centers, constraints, and environmentally sensitive zones for Bishalgarh Planning Area.
   iv. Formulate the Proposed Land Use Plan for Horizon Year 2045.
   v. Prepare statutory Zoning Regulations and Development Control Regulations (DCR).
   vi. Develop sector-wise infrastructure plans and investment strategies.

vii. Promote a sustainable, inclusive, accessible and climate-resilient urban form.

The Final Master Plan document, maps and zoning regulations shall be available for at:

i. Office of the Commissioner, TUDA
ii. Office of the Bishalgarh Municipal Council
iii. Office of the District Magistrate & Collector (Sepahijala)
iv. Office of the Block Development Offices (Bishalgharh, Charilam)
v. Official Website of Urban Development Department

By Order and in the name of the Governor,

Digitally signed by
Milind Dharmrao Ramteke
Date: 01-04-2026
15:40:50

(**Dr. Milind Dharamrao Ramteke, IAS**)
Secretary to the
Government of Tripura